

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6872**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **MARCH 8, 2005** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:05 A.M. by Chair Paulson.

**ATTENDANCE**

Members Present:

Anthony Ghiossi, Senior Building Inspector  
Fletcher Parsons, Associate Engineer  
Joel Paulson, Associate Planner  
Judie Gilli, Assistant Planner  
Julie Linney, Fire Department  
Rachel Bacola, Planning Technician  
Suzanne Davis, Associate Planner  
Vu Nguyen, Assistant Planner

**PUBLIC HEARING**

ITEM 1: 104 Loma Alta Ave  
Architecture and Site Application S-04-061

Requesting approval to demolish a pre-1941 single family residence and to construct a new residence on property zoned R-1:8. APN 532-29-023.

PROPERTY OWNER: Alan Liebthal

APPLICANT: Sandra Paim

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were present:  
*Denie Albert*, neighbor, asked for clarification regarding the project.
5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - a. The proposed Architecture and Site application is Categorically Exempt, pursuant to Section 15303 of the California Environmental Quality Act; and
  - b. As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
    1. The Town's housing stock will be maintained in that the house will be replaced.
    2. The structure has no historic significance.
    3. The property owner has no desire to maintain the structure.
    4. The economic utility of the structure is in fair condition.; and
  - c. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.

7. *Linney* seconded, motion passed unanimously.
8. Appeal rights were cited.

## **PUBLIC HEARING**

ITEM 2: 121 Laurel Avenue  
Architecture and Site Application S-05-039

Requesting approval to demolish an existing single-family residence and to construct a new residence on property zoned R-1:20. APN 510-40-164

APPLICANT: Michael McKay

PROPERTY OWNER: Sue Farwell

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1. *Chair Paulson* opened the public hearing.
  2. Staff gave report on proposed project.
  3. Applicant was introduced
  4. Members of the public were not present.
  5. Public hearing closed.
  6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
    - a. The proposed Architecture and Site application is Categorically Exempt, pursuant to Section 15303 of the California Environmental Quality Act; and
    - b. As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
      1. The Town's housing stock will be maintained.
      2. The existing structure has no architectural or historical significance.
      3. The property owner does not desire to maintain the structure as it exists; the proposed architectural design and additions cannot be accomplished without resulting in a technical demolition of the structure.
      4. The economic utility of the structure is in good condition and the existing foundation and portions of the house that are not impacted by additions will be maintained.; and
    - c. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.

7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 3: 431 Santa Rosa Drive  
Architecture and Site Application S-05-046

Requesting approval of a grading permit for landscape improvements and to construct an addition to the single family residence on property zoned HR- 2 1/2. APN 527-55-002.

PROPERTY OWNER/APPLICANT: Aaron Felgin

Deemed complete. Tentatively scheduled for the Planning Commission Meeting of April 13, 2005.

ITEM 4: 107 Drysdale Drive  
Architecture and Site Application S-05-16  
Negative Declaration ND-05-05

Requesting approval to construct a single family residence on property zoned HR-1. No significant environmental impacts have been identified and a Negative Declaration is recommended. APN 527-04-009.

PROPERTY OWNER/APPLICANT: Howell & McNeil Dev. LLC

Deemed complete. Tentatively scheduled for the Planning Commission Meeting of March 23, 2005.

**ADJOURNMENT**

Meeting adjourned at 10:00 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

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Joel Paulson, Associate Planner

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